

**AN AMENDMENT TO A PART OF THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS
AND THE ZONING MAP OF THE CITY OF URBANA**

(70 lots on Clark, Harvey, Main, Stoughton,
Gregory, Springfield, Western and Lincoln)

WHEREAS, the City of Urbana, Illinois is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Illinois Constitution and has all governmental, corporate and proprietary powers necessary to conduct municipal government, perform municipal functions and render municipal services, including the authority to adopt and enforce land use plans, zoning and subdivision regulations and other land use controls to protect and promote the public health, safety and general welfare of its citizens; and

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance #7980-68 on December 17, 1979 which adopted the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana which included changes to the Official Zoning Map and Zoning Ordinance of the City of Urbana; and

WHEREAS, the Urbana City Council adopted Ordinance #8283-17 on September 7, 1982 which adopted the 1982 Comprehensive Plan that established immediate and long-range goals, objectives and policies to guide the future preservation and development of the city; and

WHEREAS, following nearly two years of study and numerous public meetings, the Urbana City Council adopted Ordinance #8990-132 on June 4, 1990 which adopted the Downtown to Campus Plan and amended the City's 1982 Comprehensive Plan; and

WHEREAS, the Downtown to Campus Plan adopted new goals and objectives for the Downtown to Campus area as well as a new Proposed Land Use Map to replace the Official Comprehensive Plan Map that was included in the 1982 Comprehensive Plan; and

WHEREAS, the Downtown to Campus Plan recommended a variety of actions to achieve the goals and objectives established in said Plan including a recommendation to change the zoning of many properties in the neighborhood to conform with the Proposed Land Use Map in said Plan; and

WHEREAS, the Urbana City Council approved Resolution #9091-R19 on December 17, 1990 which directed the Zoning Administrator to submit rezoning petitions for many properties located in the Downtown to Campus area; and

WHEREAS, the Zoning Administrator submitted a petition to amend the Official Zoning Map by rezoning the properties described in Section 1 herein from R-5 (Medium High Density Multiple Family Residential) to B-3U (General Business - University) as recommended in the Downtown to Campus Plan; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1400-M-91; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on the proposed zoning changes on January 10, and 24, February 7 and 21 and March 7, 1991; and

WHEREAS, the Urbana Plan Commission voted on March 7, 1991 to forward Plan Case #1400-M-91 to the Urbana City Council with a recommendation for approval of a change from R-5 zoning to B-3U for all of the properties described in Section 1 herein; and

WHEREAS, the Urbana City Council finds that there is a need to allow new development opportunities near the University of Illinois to improve the community's tax base and balance the tax impacts of the University's expansion; that there is a need for new development opportunities to provide locations to replace the businesses and apartment buildings that will be acquired by the University; that the properties in this case are suitable and appropriate for the desired commercial, office and residential development; and that the utilities and streets in this area are adequate to accommodate the demands that may be generated by the types of uses permitted in the proposed B-3U zoning district; and

WHEREAS, after due and proper consideration, the Urbana City Council has determined that the zoning changes described in Section 1 herein conform to the goals, objectives and policies of the City's 1982 Comprehensive Plan as amended by the Downtown to Campus Plan; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to agree with the recommendation of the Urbana Plan Commission and to amend the Official Zoning Map as described in Section 1 herein for the reasons contained herein as well as for the reasons spread upon the records of both this Plan Case and the Downtown to Campus Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS that the Official Zoning Map of the City of Urbana, Illinois is hereby amended as follows:

Section 1.

The following properties located along Clark, Harvey, Main, Stoughton, Gregory, Springfield, Western and Lincoln are hereby rezoned from R-5 (Medium-High Density Multiple Family Residential) to B-3U (General Business University):

1. Tax Parcel #91-21-07-480-012, Lot 18 of Howser's Heirs' Sub., commonly known as 1006 W. Clark
2. Tax Parcel #91-21-07-480-013, Lot 19 of Howser's Heirs' Sub., commonly known as 1004 W. Clark
3. Tax Parcel #91-21-07-480-014 Lot 20 of Howser's Heirs' Sub., commonly known as 1002 W. Clark
4. Tax Parcel #91-21-07-480-015, Lot 16 of Howser's Heirs' Sub., commonly known as 1010 W. Clark
5. Tax Parcel #91-21-07-480-016, Lot 15 of Howser's Heirs' Sub., commonly known as 404 N. Harvey
6. Tax Parcel #91-21-07-481-001, Lot 26 of Howser's Heirs' Sub., commonly known as 1011 W. Clark
7. Tax Parcel #91-21-07-481-002, Lot 25 of Howser's Heirs' Sub., commonly known as 1009 W. Clark
8. Tax Parcel #91-21-07-481-005, Lot 22 of Howser's Heirs' Sub., commonly known as 1003 W. Clark
9. Tax Parcel #91-21-07-481-006, Lot 21 of Howser's Heirs' Sub., commonly known as 1001 W. Clark
10. Tax Parcel #91-21-07-481-009, the west half of Lot 8 in Block 45 of Seminary Add., commonly known as 1014 W. Main
11. Tax Parcel #91-21-07-481-010, the east half of Lot 8 in Block 45 of Seminary Add., commonly known as 1012 1/2 W. Main
12. Tax Parcel #91-21-07-481-011, the west half of Lot 9 in Block 45 of Seminary Add., commonly known as 1012 W. Main
13. Tax Parcel #91-21-07-481-012, the east half of Lot 9 in Block 45 of Seminary Add., commonly known as 1010 W. Main
14. Tax Parcel #91-21-07-481-013, Lot 10 in Block 45 of Seminary Add., commonly known as 1008 W. Main
15. Tax Parcel #91-21-07-481-014, Lot 11 in Block 45 of Seminary Add., commonly known as 1006 W. Main

16. Tax Parcel #91-21-07-481-015, the north half of Lot 12 in Block 45 of Seminary Add., commonly known as 303 N. Gregory
17. Tax Parcel #91-21-07-481-016, the south half of Lot 12 in Block 45 of Seminary Add., commonly known as 1002 W. Main
18. Tax Parcel #91-21-07-481-017, Lots 22 and 23 of Howser's Heirs' Sub., commonly known as 1003 W. Clark
19. Tax Parcel #91-21-07-482-008, the north half of Lot 7 in Block 48 of Seminary Add., commonly known as 204 N. Harvey
20. Tax Parcel #91-21-07-482-009, the east half of Lot 8 in Block 48 of Seminary Add., commonly known as 1012 W. Stoughton
21. Tax Parcel #91-21-07-482-010, Lot 8 in Block 48 of Seminary Add., commonly known as 1010 W. Stoughton
22. Tax Parcel #91-21-07-482-011, Lot 9 in Block 48 of Seminary Add., commonly known as 1008 W. Stoughton
23. Tax Parcel #91-21-07-482-012, Lot 10 in Block 48 of Seminary Add., commonly known as 1006 W. Stoughton
24. Tax Parcel #91-21-07-482-013, Lot 11 in Block 48 of Seminary Add., commonly known as 1004 W. Stoughton
25. Tax Parcel #91-21-07-482-016, the north half of Lot 12 in Block 48 of Seminary Add., commonly known as 203 N. Gregory
26. Tax Parcel #91-21-07-482-017, the south half of Lot 12 in Block 48 of Seminary Add., commonly known as 1002 W. Stoughton
27. Tax Parcel #91-21-07-483-001, Lot 6 in Block 57 of Seminary Add., commonly known as 1011 W. Stoughton
28. Tax Parcel #91-21-07-483-002, Lot 5 in Block 57 of Seminary Add., commonly known as 1009 W. Stoughton
29. Tax Parcel #91-21-07-483-003, the west 60.0' of Lot 4 in Block 57 of Seminary Add., commonly known as 1007 1/2 W. Stoughton
30. Tax Parcel #91-21-07-483-004, the east 6.0' of Lot 4 plus the west half of Lot 3 in Block 57 of Seminary Add., commonly known as 1007 W. Stoughton
31. Tax Parcel #91-21-07-483-005, the east half of Lot 3 in Block 57 of Seminary Add., commonly known as 1005 W. Stoughton
32. Tax Parcel #91-21-07-483-006, Lot 2 in Block 57 of Seminary Add., commonly known as 1003 W. Stoughton

33. Tax Parcel #91-21-07-483-007, the north half of Lot 1 in Block 57 of Seminary Add., commonly known as 1001 W. Stoughton
34. Tax Parcel #91-21-07-483-008, the south half of Lot 1 in Block 57 of Seminary Add., commonly known as 105 N. Gregory
35. Tax Parcel #91-21-07-483-012, Lot 10 in Block 57 of Seminary Add., commonly known as 1006 W. Springfield
36. Tax Parcel #91-21-07-483-013, Lot 11 in Block 57 of Seminary Add., commonly known as 1004 W. Springfield
37. Tax Parcel #91-21-07-483-014, Lot 12 in Block 57 of Seminary Add., commonly known as 1002 W. Springfield
38. Tax Parcel #91-21-07-483-015, Lots 7, 8 and 9 in Block 57 of Seminary Add., commonly known as 1010 W. Springfield
39. Tax Parcel #91-21-07-484-004, the west 66.0' of Lot 22 of Col. M.W. Busey's Heirs' Add., commonly known as 910 W. Clark
40. Tax Parcel #91-21-07-484-005, the east 66.0' of the west 132.0' of Lot 22 of Col. M.W. Busey's Heirs' Add., commonly known as 908 W. Clark
41. Tax Parcel #91-21-07-484-006, the east 66.0' of the west 198.0' of Lot 22 of Col. M. W. Busey's Heirs' Add., commonly known as 906 W. Clark
42. Tax Parcel #91-21-07-484-007, the west 44.0' of the east 106.92' of lot 22 of Col. M.W. Busey's Heirs' Add., commonly known as 904 W. Clark
43. Tax Parcel #91-21-07-484-008, the east 62.92' of Lot 22 of Col. M.W. Busey's Heirs' Add., commonly known as 902 W. Clark
44. Tax Parcel #91-21-07-487-001, Lot 6 in Block 58 of Seminary Add., commonly known as 106 N. Gregory
45. Tax Parcel #91-21-07-487-002, Lot 5 plus the west half of Lot 4 in Block 58 of Seminary Add., commonly known as 907 W. Stoughton
46. Tax Parcel #91-21-07-487-003, the east half of Lot 4 plus the west 3.0' of Lot 3 in Block 58 of Seminary Add., commonly known as 905 W. Stoughton
47. Tax Parcel #91-21-07-487-004, the east 63.0' of Lot 3 in Block 58 of Seminary Add., commonly known as 903 W. Stoughton
48. Tax Parcel #91-21-07-487-005, Lot 2 in Block 58 of Seminary Add., commonly known as 901 W. Stoughton

49. Tax Parcel #91-21-07-487-006, Lot 7 in Block 58 of Seminary Add., commonly known as 912 W. Springfield
50. Tax Parcel #91-21-07-487-007, Lot 8 in Block 58 of Seminary Add., commonly known as 908 W. Springfield
51. Tax Parcel #91-21-07-487-008, Lot 9 in Block 58 of Seminary Add., commonly known as 906 W. Springfield
52. Tax Parcel #91-21-07-487-009, Lot 10 of Block 58 of Seminary Add., commonly known as 904 W. Springfield
53. Tax Parcel #91-21-07-487-010, Lot 11 of Block 58 of Seminary Add., commonly known as 902 W. Springfield
54. Tax Parcel #93-21-18-227-003, Lot 3 in Block 1 of Urbana R.R. Co. Add., commonly known as 907 W. Springfield
55. Tax Parcel #93-21-18-227-004, Lot 4 in Block 1 of Urbana R.R. Co. Add., commonly known as 905 W. Springfield
56. Tax Parcel #93-21-18-227-005, Lot 5 in Block 1 of Urbana R.R. Co. Add., commonly known as 903 W. Springfield
57. Tax Parcel #93-21-18-227-006, Lot 6 in Block 1 of Urbana R.R. Co. Add., commonly known as 901 W. Springfield
58. Tax Parcel #93-21-18-227-007, the north 40.0' of the vacated right-of-way located south of Block 1 of Urbana R.R. Co. Add., commonly known as 102 N. Gregory
59. Tax Parcel #93-21-18-227-008, Lots 1 and 2 of Block 1 of Urbana R.R. Co. Add., commonly known as 911 W. Springfield
60. Tax Parcel #93-21-18-228-001, Lot 2 of Johnson's Heirs' Sub., commonly known as 102 S. Gregory
61. Tax Parcel #93-21-18-228-005, Lot 10 of Johnson's Heirs' Sub., commonly known as 110 S. Gregory
62. Tax Parcel #93-21-18-228-006, the west half of Lot 11 of Johnson's Heirs' Sub., commonly known as 112 S. Gregory
63. Tax Parcel #93-21-18-228-010, the west half of Lot 1 of Johnson's Heirs' Sub., commonly known as 903 W. Western
64. Tax Parcel #93-21-18-228-011, the east half of Lot 1 of Johnson's Heirs' Sub., commonly known as 101 S. Lincoln
65. Tax Parcel #93-21-18-228-012, Lot 4 of Johnson's Heirs' Sub., commonly known as 103 S. Lincoln

- 66. Tax Parcel #93-21-18-228-013, Lot 5 of Johnson's Heirs' Sub., commonly known as 105 S. Lincoln
- 67. Tax Parcel #93-21-18-228-016, the east half of Lot 11 of Johnson's Heirs' Sub., commonly known as 113 S. Lincoln
- 68. Tax Parcel #93-21-18-228-017, the north 5.0' of Lot 4 of Block 1 of Burpee, Curtiss & Somer's Add. of Outlots, commonly known as 115 S. Lincoln
- 69. Tax Parcel #93-21-18-228-020, Lots 3, 6 and 7 of Johnson's Heirs' Sub., commonly known as 106 S. Gregory
- 70. Tax Parcel #93-21-18-228-022, Lots 8 and 9 of Johnson's Heirs' Sub., commonly known as 107 S. Lincoln

The said properties described above being represented on the map attached hereto as Exhibit PC1400-A and incorporated herein by reference.

Section 2.

If any provision of this Ordinance, or the application of such provision to any parcel(s), is held invalid for any reason whatsoever, the remainder of this Ordinance, or the application of the provision to other parcel(s) shall not be affected thereby.

Section 3.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 15th day of April, 1991.

PASSED by the City Council on this 15th day of April, 1991.

Ruth S. Brookens
 Ruth S. Brookens, City Clerk
 by Sharon L. Merges, Deputy Clerk

APPROVED by the Mayor this 25th day of April, 1991.

Jeffrey T. Markland
 Jeffrey T. Markland, Mayor



Certificate of Publication

I, Ruth S. Brookens, City Clerk of the City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the News-Gazette on the 10th day of May, 1991, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

(pc1400.ord) /bg

